



Evans Avenue  
Watford WD25 0EX

for sale offers over  
**£525,000**



### Property Description

This super three-bedroom semi-detached house is located in a sought-after area of Watford and has been well maintained by its current owners. The ground floor features a welcoming hallway that leads to a spacious living room, there is a well-appointed kitchen, a cloakroom and a conservatory. Upstairs you'll find three generously sized bedrooms and a family bathroom. The property also boasts a front garden with plenty of parking, at the rear there is a well-maintained private garden, perfect for relaxation or entertaining.

Don't miss the opportunity to view this family home and is conveniently close to excellent transport links, Kingsway, Stanborough and Parmiters schools.





## Entrance Hall

Front door.

## Cloakroom

WC, wash hand basin, window.

## Kitchen

10' 7" max x 15' max ( 3.23m max x 4.57m max )

Radiator, range of wall and base units, stainless steel sink with drainer, cooker point with cooker hood, window to side, work surfaces, window.

## Conservatory Room

14' 2" x 10' 6" max ( 4.32m x 3.20m max )

Radiator, patio door.

## Lounge

15' 2" max x 12' 8" ( 4.62m max x 3.86m )

Window, fireplace, radiator.

## First Floor Landing

## Bedroom 1

10' 1" plus recess x 11' 6" ( 3.07m plus recess x 3.51m )

Radiator, window.

## Ensuite

Shower cubicle, heated towel rail, basin in vanity unit, window, WC.

## Bedroom 2

8' 8" x 12' 9" ( 2.64m x 3.89m )

Radiator, dual aspect windows.

## Bedroom 3

6' 2" x 12' 10" max ( 1.88m x 3.91m max )

Radiator, window.

## Bathroom

Bath with shower attachment over, basin in vanity unit, WC, heated towel rail, radiator, window, extractor fan.

## Outside

## Front Garden

Lawn area. driveway for two cars.

## Rear Garden

Lawn, patio.

## Garage













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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Property Ref: LEA103178 - 0006